ATTACHMENT 6

TIER 1 MENU OF INCENTIVES/CONCESSIONS (DRAFT)

On-Menu ("By-right" Concessions or Incentives)*

If requested as part of the project application, the Director or other decision-making body, as applicable, shall approve the number of incentives and concessions allowed by subdivision (d) of Government Code Section 65915 as Tier 1 or "on-menu" modifications so long as the requested deviations are consistent with the Building Code requirements:

a. Increased maximum lot coverage (up to 15% deviation)
b. Decreased side and rear setback requirements (up to 20% deviation)
c. Increased overall structure height, inclusive of fences and accessory structures (up to 11 feet or 15% deviation, whichever is lower)
d. Up to 10% reduction in minimum ground floor height
e. Increased number of maximum stories by one story
f. Reduction of total private and shared open space square footage by up to 25%
g. Reduction in number or size of private amenities by up to 25%
h. Reduction in required parking in addition to state law reduction by up to 25%
i. Reduction by up to 10% of long-term onsite residential bicycle parking
j. Reduction in percentage of landscaping within setbacks by 50%
k. Reduction in overall onsite number of trees by up to15%
l. Reduction in parking lot shading requirements by up to15%
m. Reduction in parking aisle width by up to 2 feet
n. Reduction in parking stall depth to a minimum of 15'-0" to accommodate compact spaces
o. Modification of loading requirements to reduce required loading area size
p. Reduction of plane-break requirements by up to 25%

*Incentives concessions may be used in tandem with Community Benefits Program on a case-by-case basis, as determined by the Director.